

TEOA Board Minutes January, 4, 2017

The meeting was called to order at 7 pm by Barb Remick, who welcomed Larry Wade, the new TEOA 2nd Vice President in charge of enforcing Covenants.

Officers in Attendance were: Barb Remick, Andrea Christiansen, Brian Walton, and Larry Wade
Reporting for the ARC Committee – Tom Remick
Resident in Attendance – Chris Christiansen

Reports:

Senior Vice President, Andrea Christiansen

- Although the BOD has been satisfied with Green Earth Landscaping, Andrea will put the contract out for bid; the present contract expires on March 31, 2017.
- There is a new home under construction on one of our private roads, Mill Pt. Court. In the spring, and definitely after construction is completed on the new home, Andrea will evaluate the condition of the surface of Mill Pt. Ct.
- Andrea will contact Timberlake Country Club about trees that are down on TCC property near our entrance; it looks unsightly.

Treasurer, Brian Walton

- Brian reported no unusual expenses this month. The TEOA checking account has a balance of \$1,275.19 and our savings account stands at \$106,692.87.
- Brian completed the required transfer of \$10,000 from savings into the Road Repair Account as per our budget. That account had been left with a zero balance after all the repair work completed on Putter Pointe and Lake Spur.
- The 2017 Assessments invoices will be mailed shortly- - \$200 due by March 15, 2017.

2nd Vice President, Larry Wade

Larry has contacted some residents about violations and is building a data base with contact information.

ARC Report

Two new homes are under construction; two recently completed homes are presently under punch-list review; one new home plan has been withdrawn; one project was approved and another submitted; 14 projects remain open since last month. Some ARC members have done some preliminary project/site inspections this week in case the bad weather predicted for Saturday morning becomes a reality.

President, Barbara Remick

- Barbara reported the Murray Family, 104 Turtle Point, Ph 3, Lot 22, purchased an adjoining lot, Ph 3, Lot 20. In December they submitted the paperwork required by the TEOA for combining properties. Barbara moved we approve the combination. The motion was seconded by Andrea and approved unanimously. Brian will complete the paperwork and send documentation to Mr. & Mrs. Murray.

- Barbara reported she has sent Michael Kletter the 2017 updates for the TEOA website (www.teoaweb.com).
- She also distributed copies of Advanced Disposal's Recycling Schedule for 2017. Monday, January 9th will be the first recycling pick-up –and every two weeks thereafter.

There was general discussion about how to best get realtors/attorneys to inform new residents they are moving/buying into a Community with Covenants and ARC Guidelines. Brian always asks the closing attorney to share our website that lists all Covenants/By-Laws/ARC Guidelines & Operating procedures with the buyer, and also requests the new owner's contact information. The information is not always forthcoming. It was noted there are some communities where there is not a courtesy phone call or an email sent asking for cooperation from new or long-time residents – just an automatic fine. There will be an article in the January Newsletter asking for cooperation from our residents. Also, the Welcome Committee will continue to try to catch some of our new residents when they are home to go over our policies and procedures—it sometimes takes several visits to make contact—weekends seem to be the best time.

The BOD thanked Barb & Tom Remick for putting up and removing the TEOA Holiday Decorations and Chris and Andrea Christiansen for once again storing them at their home.

There being no further business the meeting was adjourned at 8 pm. The next meeting is scheduled for Wednesday, March 1, 2017.